

PLEASE RETURN



Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

ENVIRONMENTAL SCIENCES DIVISION  
Board of Health Building  
(406) 449-3946

A. C. Knight, M.D., F.C.C.P.  
Director

January 20, 1978

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Department of Natural Resources and Conservation, Helena, MT 59601  
Montana Bureau of Mines and Geology, c/o Montana Tech, W. Park St., Butte, MT 59701  
Fire Marshall Bureau, Department of Justice, Helena, MT 59601  
Soil Conservation Service, 511 Sanders, Helena, MT 59601  
Office of Interstate Landsales Registration, Attn: Carlton Goodwin, Title Bldg.,  
Room 324, 909 17th St., Denver CO 80202  
Lewis & Clark County Commission, Courthouse, Helena, MT 59601  
Lewis & Clark County Sanitarian, 201 South Last Chance Gulch, Helena, MT 59601  
Lewis & Clark County Sheriff, 15 North Ewing, Helena, MT 59601  
Environmental Information Center, Box 12, Helena, MT 59601

Re: Eastgate Village  
Lewis & Clark County

Ladies & Gentlemen:

The enclosed preliminary environmental review has been prepared for Eastgate Village in Lewis and Clark County and is submitted for your consideration. Questions and comments will be accepted for 10 days following issuance of this statement. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W. Casne, Chief  
Subdivision Bureau

EWC:mk  
Enclosure

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# PRELIMINARY ENVIRONMENTAL REVIEW

Department of Health and Environmental Sciences

Division/Bureau Environmental Sciences -- Subdivision Bureau

Project or Application Eastgate Village -- Lewis and Clark County

Description of Project A 352 lot subdivision on 128 acres in Lewis and Clark County.  
New public water and sewer systems are proposed for the subdivision. Two additional  
phases may be proposed in the future.

## POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial and aquatic life and habitats			X			1
2. Water quality, quantity and distribution					X	2
3. Geology and soil quality, stability and moisture			X			3
4. Vegetation cover, quantity and quality		X				
5. Aesthetics		↔				4
6. Air quality			X			5
7. Unique, endangered, fragile, or limited environmental resources			X			
8. Demands on environmental resources of land, water, air and energy		X				6
9. Historical and archaeological sites					X	7





# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				X		
2. Cultural uniqueness and diversity				X		
3. Local and state tax base and tax revenue		X				8
4. Agricultural or industrial production			X			9
5. Human health				X		
6. Quantity and distribution of community and personal income		X				10
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment			X			11
9. Distribution and density of population and housing		X				12
10. Demands for government services		X				13
11. Industrial and commercial activity		X				14
12. Demands for energy		X				15
13. Locally adopted environmental plans and goals			X			
14. Transportation networks and traffic flows		X				16

Other groups or agencies contacted or which may have overlapping jurisdiction.

Individuals or groups contributing to this PER.

Recommendation concerning preparation of EIS.

Helena City-County Planning Staff, Montana Power Co.  
East Valley Fire Dept., Lewis & Clark County Sheriff

Tentatively recommend against E.I.S.

PER Prepared by:

James Melstad

DATE:

January 16, 1978

ESD-1







## PRELIMINARY ENVIRONMENTAL REVIEW

Eastgate Village  
Lewis and Clark County

### POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. Terrestrial and aquatic life and habitats - The environmental assessment for Eastgate Village says that no wildlife has been sighted on the property. The Department of Fish and Games' comments point out that deer, fox and coyote as well as ducks and geese have been observed on the property. The subdivision area is presently cultivated, so permanent habitation at this time is unlikely. It should be considered, however, that there may be two more development phases each approximately 300 lots.

2. The subdivision will utilize a central collection system for sewage and an evaporative sealed lagoon. If evaporation does not keep up with inflow, it is proposed to irrigate effluent on a brome grass. The separation to groundwater is 18 feet or greater. Pollution of groundwater should not occur. At present, no dwellings are near the proposed lagoon or irrigation area.

The effects on the quantity of groundwater are unknown. A Montana Bureau of Mines and Geology letter to the Helena City-County Planning Board questioned the availability of groundwater. The Bureau said that based upon existing records, it would be unlikely that the proposed water supply could be developed unless special well construction techniques were utilized. The developer has not yet addressed this question.

3. Road construction, site grading and home construction will disturb the proposed site. The developer has proposed to improve and dedicate the roads to the county. Because of the density of the development, the county requires paved surfacing before the roads can be dedicated. The density of the housing should encourage the planting of lawns, shrubs, etc. These factors should provide for stable soil conditions once the subdivision is developed.

4. Vegetation - Dryland wheat ground will change entirely to roads, homes, lawns and gardens. As mentioned in item 3., soil stability should be adequate at full development, but the vegetation will change completely.

5. Aesthetics - As always, this is a very subjective question. Dryland wheat ground will change entirely to mobile homes and modular houses on foundations. This subdivision is not out of line with existing patterns of development in the East Helena Valley, however.

6. Land, water, air and energy - As mentioned in item 2., the availability of water is not well established at this time. Montana Power has said that they will be able to provide power. This subdivision will probably generate a significant power demand, however.







7. Historical and archeological sites - Dr. Dee Taylor of the University of Montana Anthropology Department said that no survey has been done in the proposed subdivision area to determine if sites do exist. Several sites do exist in this part of the valley, however.

#### POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

8. Taxes - There will be a significant increase since this area will change from agricultural to residential usage.

9. Agricultural production - Although wheatland has been taken out of production, yields were marginal (12-15 bushels per acre). The soils are shallow and the land is not irrigated.

10. See item 11.

11. Quantity and distribution of employment - No matter how many phases are developed, the additional families will provide more construction and more business. If three phases are fully developed, the impact on employment will be significant. Whether the impact will be entirely positive is difficult to predict, but it is hoped that large numbers of people without job prospects will not flock to the Helena area.

12. Distribution and density of population and housing - The present population of East Helena is about 1,800 people. The first phase of Eastgate Village should provide homes for about 1,000 people. If three phases are fully developed, the total population will probably be larger than East Helena.

13. Demands for government services - The Lewis and Clark County Sheriffs Office said that providing service to the first phase would create a hardship on the office. It was also said that a total three phase development would require another deputy on the staff.

The East Helena Public Schools said that the construction of eight new classrooms should accommodate grade school children residing in the first phase. Additional phases will require a reevaluation, however. High school children will go to Helena.

The East Valley Fire Department said the the subdivision is not annexed into the East Valley District. The Department is urging the Eastgate developer and the developer from another subdivision to annex together into the district to lower the costs involved. Response time from the station (five miles away) would be slow, but a new station may be located in the proposed subdivision. Establishment of a new fire district has also been discussed. At present, no definite service is available.

Dedication of roads will require additional maintenance by county crews. The additional tax revenue will offset this cost, however.



1. Historical and geographical notes - The history of the township of  
Lands and Water Survey Department and the survey has been done in the past  
and the history of the township is also to be done. General notes to be  
in this part of the survey, however.

### General Notes on the Township

2. Notes - There will be a slight increase in the area of the  
township and the area of the township will be increased.

3. Historical notes - A historical sketch has been done in the past  
and the history of the township is also to be done. General notes to be  
in this part of the survey, however.

### General Notes on the Township

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Lands and Water Survey Department and the survey has been done in the past  
and the history of the township is also to be done. General notes to be  
in this part of the survey, however.

5. Historical notes and sketch of the township and the history of the  
township of Lands and Water Survey Department and the survey has been done  
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notes to be in this part of the survey, however.

6. Notes on the township and the history of the township of Lands and  
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part of the survey, however.

7. The first notes on the township and the history of the township of  
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part of the survey, however.



14. See item 11.

15. See item 6.

16. Transportation networks and traffic flows - The Helena City-County Planning Staff has estimated that 2,171 daily trips would be generated by the first phase. Any additional phases would, of course, increase the number of trips substantially. Although many trips would be only to East Helena and a new four lane to Helena will soon be completed, the additional traffic will undoubtedly add to an already congested traffic situation during peak hours in Helena.

#### ALTERNATIVES

1. Approve the development without preparation of an environmental impact statement under the following conditions:

(a) Plans and specifications for the proposed public water and sewer system be submitted and approved by the Department before any construction or development commences.

(b) After approval, the developer shall abide by the provisions of the Certificate of Subdivision Plat Approval and by the Department of Health and Environmental Sciences and Lewis and Clark County Health Department regulations pertaining to water supply, sewage treatment and solid waste disposal.

(c) That it be shown to the Department that an adequate supply of water is available for the subdivision. Also, that the water withdrawn for the subdivision will not affect other wells in the area.

2. Write an environmental impact statement prior to further consideration of approval.

#### RECOMMENDATIONS

The Department of Health and Environmental Sciences recommends the first alternative. If condition (b) is not met, the Department will seek legal action under the provisions of Section 69-5007 and Section 69-5008, R.C.M. 1947.

11. See item 11.

12. See item 12.

13. Transportation requests are made at this time - The Police Department Planning Unit has indicated that 2,500 daily trips would be generated by the first phase. Any additional requests would, of course, increase the number of trips substantially. Although many trips would be only to the station and a few back home to homes, will soon be completed, the additional traffic will undoubtedly add to an already congested traffic situation during peak hours in the area.

### ALTERNATIVES

1. Remove the development without consideration of an environmental impact statement under the following conditions:

(a) Plans and specifications for the proposed building and site work are submitted and approved by the Department before any construction or development commences.

(b) After approval, the developer shall abide by the provisions of the Department of Health and Environmental Sciences and the Department of Health and Environmental Sciences and shall not develop any other building or site work without the approval of the Department.

(c) That it be shown to the Department that a sufficient supply of water is available for the development. Also, that the water available for the development will not affect other wells in the area.

2. Enter an environmental impact statement prior to further consideration of the project.

### RECOMMENDATION

The Department of Health and Environmental Sciences recommends the first alternative. If condition (b) is not met, the Department will not issue a permit. The Department of Health and Environmental Sciences, dated 10/1/77.